



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

May 19, 2014
1405-DP-11 & 1405-SPP-08
Exhibit 1

Petition Number: 1405-DP-11 & 1405-SPP-08

Subject Site Address: Northeast and Southeast corners of 151st Street and Ditch Road

Petitioner: Estridge Development Management LLC

Representative: Innovative Engineering & Consulting, Inc.

Request: Petitioner requests Development Plan and Primary Plat review for 133 single-family residential lots on approximately 60.98 acres+/- in the Harmony PUD District

Current Zoning: Harmony PUD (Ordinance 12-14)
Underlying Zoning is SF-4

Current Land Use: Vacant

Approximate Acreage: 60.98 acres +/-

Staff Reviewer: Kevin M. Todd, AICP

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Proposed Primary Plat
4. Proposed Development Plan

Procedural

Approval of a Development Plan and Primary Plat must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, Harmony PUD District, subdivision control ordinance, any variances associated with the site, and any commitments associated with the site.



Project Overview

The proposal is for the primary platting and development plan approval of 133 single-family detached lots within the first two sections of the Harmony project. The proposed layout includes five (5) different lot types: new lots (42'); two (2) different sizes of alley-loaded lots (42' and 50'); and two (2) different sizes of front-loaded lots (60' and 70'). The proposal includes reconstructing a portion of 151st Street so it aligns with Bridgeport Drive, and the project includes the right-of-way necessary to fully accommodate the future widening of the adjacent segment of Ditch Road. The proposal also includes platting one of the amenity areas of the Harmony PUD.

The petitioner is requesting a subdivision waiver for three (3) of the City's subdivision control standards: 1) to reduce the centerline radius from 150' to 100'; 2) to reduce the driveway separation requirement from 75' to 30' (for Lots 19, 42, 43, 46, 47, 49, 60, 61, 81 & 82); and 3) to reduce the alley width requirement from 20' to 18'. See the Subdivision Waiver Request section of this report for commentary on each waiver request.

The petition was reviewed by the Technical Advisory Committee at its April 22, 2014 meeting.

Modification since the Public Hearing

It should be noted that after discussions with the Westfield Fire Department, the alley width request has been modified from the original request of a reduction to a 16' alley with 2' roll curbing to a request to reduce the alley width from 20' to 18' without the inclusion of curbing. See the Subdivision Waiver Request section of this report for additional commentary on this waiver request.



PRIMARY PLAT REVIEW

Westfield-Washington Township Zoning Ordinance

Procedures (WC 16.04.220)

1. Location map (which may be prepared by indicating the data by notations on available maps) showing:
 - Subdivision name and location
 - **Staff Comment – COMPLIANT**
 - Any street related to the subdivision
 - **Staff Comment – COMPLIANT**
 - Existing elementary and high schools, parks and playgrounds, available for serving the area proposed to be subdivided, and other community facilities
 - **Staff Comment – Not Applicable**
 - Title, scale, north point and date
 - **Staff Comment – COMPLIANT**
 - Land use adjacent to proposed subdivision and owners names
 - **Staff Comment – COMPLIANT**
2. A primary plat prepared by a land surveyor or land planner showing:
 - Proposed name of the subdivision
 - **Staff Comment – COMPLIANT**
 - Names and addresses of the owner, owners, land surveyor or land planner
 - **Staff Comment – COMPLIANT**
 - Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
 - **Staff Comment – COMPLIANT**
 - Easements - locations, widths and purposes
 - **Staff Comment – COMPLIANT**
 - Statement concerning the location and approximate size or capacity of utilities to be installed
 - **Staff Comment – COMPLIANT**
 - Layout of lots, showing dimensions and numbers and square footage
 - **Staff Comment – See “Development Plan Review; Harmony PUD; Section 3.3” below**
 - Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes
 - **Staff Comment – COMPLIANT**



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- Contours at vertical intervals of two feet if the general slope of the site is less than 10 percent and at vertical intervals of five feet if the general slope is greater than 10 percent
 - **Staff Comment – COMPLIANT (shown on construction plans)**
- Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners
 - **Staff Comment – COMPLIANT**
- Building setback lines
 - **Staff Comment – COMPLIANT**
- Legend and notes
 - **Staff Comment – COMPLIANT**
- Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage
 - **Staff Comment – COMPLIANT**
- Other features or conditions which would affect the subdivision favorable or adversely
 - **Staff Comment – Not Applicable**
- Scale, north point and date - primary plat of the subdivision shall be drawn to a scale of 50 feet to one inch, or 100 feet to one inch; provided, however, that if the resulting drawing would be over 36 inches in shortest dimension, a scale as recommended by the commission may be used
 - **Staff Comment – COMPLIANT**
- A national cooperative soil survey showing the soil limitations based upon the intended usage of the development land
 - **Staff Comment – COMPLIANT**
- A statement from the County and State Highway Departments or the Westfield Utilities Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary
 - **Staff Comment – COMPLIANT**
- If private sewage systems, a statement from the County Health Officer whether private septic system can be used on this property
 - **Staff Comment – Not Applicable**
- If legal drain is involved, a statement from the County Drainage Board concerning easements, right-of-way, permits, etc.
 - **Staff Comment – COMPLIANT**
- If floodplain is involved, a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.
 - **Staff Comment – Not Applicable**



SUBDIVISION WAIVER REQUEST

- a) Centerline Radius reduction from 150' to 100'
 - **Staff Comment – Supported by WPWD and Westfield Fire Department**
- b) Driveway Separation reduction from 75' to 30' on Lots 19, 42, 43, 46, 47, 49, 60, 61, 81 & 82
 - **Staff Comment – Supported by WPWD and Economic and Community Development Department**
- c) Alley Width reduction from 20' to 18'
 - **Staff Comment – In order for the alley width to be reduced beyond 20' in width, the petitioner will need this subdivision waiver request to be approved AND a variance from the Indiana Fire Prevention and Building Safety Commission from Indiana Fire Code, Section 503.2.1. Any approval of this subdivision waiver request by the APC should be conditioned upon approval by the Indiana Fire Prevention and Building Safety Commission of a variance request from the Indiana Fire Code's fire apparatus access road width requirement.**



DEVELOPMENT PLAN REVIEW

Harmony PUD (Ordinance 12-14)

Section 1.3. Open/Green Space. A minimum of 69 acres of Open/Green Space shall be provided throughout the Real Estate. Development amenities as required in Section 2.4, N and Section 3.3, B and Active Recreation facilities shall be included as Open/Green Space for the purposes of calculating the quantity of Open/Green Space provided. Any Open/Green Space, Green Belt Space, or Green Space Area requirement in the Zoning Ordinance or in the Harmony PUD Ordinance shall apply toward the Open/Green Space requirement.

- **Staff Comment – COMPLIANT**

Section 1.4. The Real Estate shall develop in a manner substantially similar to the layout shown in Exhibit C-1 - Illustrated Site Development Plan.

- **Staff Comment – COMPLIANT**

Section 1.5. The Real Estate is expected, but is not bound, to develop in the order of the sections identified in Exhibit D - Construction Phasing Plan.

- **Staff Comment – COMPLIANT**

Section 3.1. Building Height. All residential dwellings are permitted to be a maximum of thirty (30) feet in height.

- **Staff Comment – Not Applicable to DPR. To be reviewed at building permit stage.**

Section 3.2. Permitted Uses. All uses permitted in the SF-4 District in the Zoning Ordinance.

- **Staff Comment – COMPLIANT**

Section 3.3. Development Requirements.

A. Lots and buildings within the Single Family Residential District shall comply with the following development standards based upon lot classification:

Mew Lots

1. Minimum Lot Width at Building Line – 42' – **COMPLIANT**
2. Minimum Lot Area – 3,780 SF – **COMPLIANT**
3. Minimum Lot Frontage on a Public Way – 0' – **COMPLIANT**
4. Minimum House Size (total square footage) – 1,400 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
5. Minimum Ground Level Area (1-story) – 1,000 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
6. Minimum Ground Level Area (2-story) – 750 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
7. Minimum Front Yard Setback – 10' – **COMPLIANT**



8. Minimum Side Yard Setback – 5' – **Not Applicable to DPR. To be reviewed at building permit stage.**
9. Minimum Rear Yard Setback – 20' – **COMPLIANT**

42' Alley-Load Lots

1. Minimum Lot Width at Building Line – 42' – **COMPLIANT**
2. Minimum Lot Area – 3,780 SF – **COMPLIANT**
3. Minimum Lot Frontage on a Public Way – 30' – **COMPLIANT**
4. Minimum House Size (total square footage) – 1,400 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
5. Minimum Ground Level Area (1-story) – 1,000 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
6. Minimum Ground Level Area (2-story) – 750 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
7. Minimum Front Yard Setback – 10' – **COMPLIANT**
8. Minimum Side Yard Setback – 5' – **Not Applicable to DPR. To be reviewed at building permit stage.**
9. Minimum Rear Yard Setback – 20' – **COMPLIANT**

50' Alley-Load Lots

1. Minimum Lot Width at Building Line – 50' – **COMPLIANT**
2. Minimum Lot Area – 5,500 SF – **COMPLIANT**
3. Minimum Lot Frontage on a Public Way – 40' – **COMPLIANT**
4. Minimum House Size (total square footage) – 1,700 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
5. Minimum Ground Level Area (1-story) – 1,000 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
6. Minimum Ground Level Area (2-story) – 750 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
7. Minimum Front Yard Setback – 10' – **COMPLIANT**
8. Minimum Side Yard Setback – 5' – **Not Applicable to DPR. To be reviewed at building permit stage.**
9. Minimum Rear Yard Setback – 20' – **COMPLIANT**

60' Front-Load Lots

1. Minimum Lot Width at Building Line – 60' – **COMPLIANT**
2. Minimum Lot Area – 7,200 SF – **COMPLIANT**
3. Minimum Lot Frontage on a Public Way – 40' – **COMPLIANT**
4. Minimum House Size (total square footage) – 2,000 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
5. Minimum Ground Level Area (1-story) – 1,200 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**



6. Minimum Ground Level Area (2-story) – 800 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
7. Minimum Front Yard Setback – 20' – **COMPLIANT**
8. Minimum Side Yard Setback – 5' – **Not Applicable to DPR. To be reviewed at building permit stage.**
9. Minimum Rear Yard Setback – 20' – **COMPLIANT**

70' Front-Load Lots

1. Minimum Lot Width at Building Line – 70' – **COMPLIANT**
2. Minimum Lot Area – 8,400 SF – **COMPLIANT**
3. Minimum Lot Frontage on a Public Way – 40' – **COMPLIANT**
4. Minimum House Size (total square footage) – 2,200 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
5. Minimum Ground Level Area (1-story) – 1,200 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
6. Minimum Ground Level Area (2-story) – 800 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
7. Minimum Front Yard Setback – 20' – **COMPLIANT**
8. Minimum Side Yard Setback – 5' – **Not Applicable to DPR. To be reviewed at building permit stage.**
9. Minimum Rear Yard Setback – 20' – **COMPLIANT**

Additional Restrictions:

1. No more than 225 lots shall be less than five thousand five hundred (5,500) square feet in lot area.
 - **Staff Comment – COMPLIANT**
2. No more than 405 lots shall be less than seven thousand two hundred (7,200) square feet in lot area.
 - **Staff Comment – COMPLIANT**
3. The front yard setback for the Mew Lots shall be measured from the narrowest property line adjacent to a Mew.
 - **Staff Comment – Acknowledged**

B. Development Amenities.

A recreation area shall be located immediately north of 151st Street west of Ditch Road and shall comply with the 50' alley-loaded lot standards noted above; except, that the community building shall be a minimum of 1,000 s.f. The community building shall meet or exceed the architectural standards in Section 3.4. The recreation area shall contain a swimming pool with a minimum surface area of 3,000 square feet, a baby pool with a minimum surface area of 100 square feet, and a playground area.

- **Staff Comment – Not Applicable to this DPR petition**



Section 4.3. Bicycle Parking Facilities. Bicycle parking facilities shall be required as follows:

A. A bicycle parking facility, that will accommodate a minimum of ten (10) bicycles, shall be provided at each of the following locations:

- **Staff Comment – Not Applicable to this DPR petition**

2. The recreation area within the Single Family Residential District, and

- **Staff Comment – Not Applicable to this DPR petition**

Section 5.2. Buffer Yard Requirements.

A. Buffer yards shall not be required internal to the Real Estate.

- **Staff Comment – Acknowledged**

B. Buffer yards shall not be required where the front of lots or dwellings face 146th Street, 151st Street, 156th Street or Ditch Road, except as required by Section 5.3.

- **Staff Comment – COMPLIANT**

C. Where the rear yards of lots abut Ditch Road, a minimum 20 foot wide landscape buffer containing a minimum of one (1) evergreen tree, one (1) shade tree, one (1) ornamental tree, and five (5) evergreen shrubs per 30 linear feet of frontage shall be installed. For the area between 151st Street and the pipeline easements, the minimum width of the landscape easement shall vary from 20 feet to 40 feet as shown on Exhibit C-1.

- Ditch Road (1,871')
 - 20' Buffer Yard -- **COMPLIANT**
 - Evergreen Trees = 63 required; 44 depicted PLUS 19 credited trees* = 63 – **COMPLIANT**
 - Shade Trees = 63 required; 45 depicted PLUS 18 credited trees* = 63 – **COMPLIANT**
 - Ornamental Trees = 63 required; 50 depicted PLUS 13 credited trees* = 63 – **COMPLIANT**
 - Shrubs = 312 required; 312 depicted – **COMPLIANT**

*** Tree Credit Calculations**

36 trees preserved at 4 caliper inches each = 144 caliper inches of credit = credit for 72 shade trees or 144 evergreen or ornamental trees.

D. A minimum 40 foot wide landscape buffer shall be provided in the areas abutting the existing large lot residential parcels on the south side of 156th Street as shown on Figure #2.

- **Staff Comment – Not Applicable to Section 1 or Section 2**



Westfield-Washington Township Zoning Ordinance

Development Plan Review (WC 16.04.165)

- **SF-4 Standards:**
 - a) Permitted Use – Single-Family Residential
 - **Staff Comment – COMPLIANT**
 - b) Parking
 - 2 spaces for each dwelling
 - **Staff Comment – Not Applicable to DPR. To be reviewed at building permit stage.**
- **Overlay Standards:**
 - **Staff Comment – Not Applicable; none apply to this Property.**
- **Subdivision Control Ordinance:**
 - **Staff Comment – See “Primary Plat Review” section above.**
- **Development Plan Review Standards: (WC 16.04.165, D5)**
 - a) Site Access and Site Circulation:
 - **Standard:** All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference.
 - **Staff Comment – COMPLIANT**
 - **Standard:** All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development.
 - **Staff Comment – COMPLIANT**
 - **Standard:** Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the subdivision. Subdivisions shall be provided with internal sidewalks or pathways along all internal streets as well as sidewalks or pathways along perimeter streets. All sidewalk or pathway systems shall be designed so as to connect to an existing or proposed sidewalk or pathway network.
 - **Staff Comment – COMPLIANT**
 - b) Landscaping:
 - Lines of Sight:
 - **Staff Comment – COMPLIANT**



- On-Site Standards (133 dwelling units)
 - Shade Trees = 532 required; 488 in common areas PLUS 133 on individual lots = 581 – **COMPLIANT**
 - Ornamental/Evergreen Trees = 266 required; 270 in common areas – **COMPLIANT**
 - Shrubs = 532 required; 539 in common areas PLUS 133 on individual lots = 672 – **COMPLIANT**
- Road Frontage Standards:
 - Ditch Road (1,873')
 - 63 required; 45 depicted PLUS 18 credited trees** = 63 – **COMPLIANT**
 - 151st Street (north side, western-most segment = 280')
 - 10 required; 44 depicted -- **COMPLIANT**
- Buffer Yard Requirements: **See Section 5.2 of the Harmony PUD**
 - West Buffer (1317')
 - 20' Buffer Yard (against AG-SF1) – **COMPLIANT**
 - Evergreen Trees = 44 required; 38 depicted – **Staff is working with the petitioner to ensure compliance**
 - Evergreen Shrubs = 220 required; 149 depicted -- **Staff is working with the petitioner to ensure compliance**

****See Section 5.2, C above for Tree Credit Calculations**

- c) Lighting:
 - **Staff Comment – Not Applicable**
- d) Signs:
 - **Staff Comment – Not Applicable. Signs not reviewed at DPR stage.**
- e) Building Orientation:

In order to create variation and interest in the built environment, all new single family subdivisions shall utilize appropriate techniques (e.g., plat restrictions, building setback lines, or other method as approved by the Plan Commission) to accomplish the design objectives as set forth below:

At least one (1) of the following two (2) design objectives:

1. Development of single family subdivisions in which single family lots are so laid out that dwellings are located with the front of the dwelling oriented toward the perimeter street of the subdivision. This design objective may be accomplished through the utilization of frontage road in those instances where the classification of the perimeter street would prohibit individual lots from gaining direct access to the perimeter street; or,
 - **Staff Comment – Not Applicable. Superseded by Harmony PUD.**



1. Single family dwellings located on lots adjacent to a perimeter street of a subdivision and located so as to have a rear or side façade oriented to said perimeter street shall utilize multiple textures (e.g., rough, smooth, striated, etc.) or multiple architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.) on each façade visible from the perimeter street; and,
 - **Staff Comment – Not Applicable to DPR. To be reviewed at building permit stage.**

At least two (2) of the following three (3) design objectives:

1. Development of single family subdivisions in which the front façade of an attached or detached front load garages are stepped back from the front building line by at least one-half of the depth of the single family dwelling on the lot;
 - **Staff Comment – Not Applicable to DPR. To be reviewed at building permit stage.**
2. Development of single family subdivisions in which the building setback line varies within each block face to eliminate monotonous building placement; or,
 - **Staff Comment – Not Applicable to DPR. To be reviewed at building permit stage.**
3. Development of single-family subdivisions in which no two single-family dwellings may be located on side to side adjacent lots with the same combination or proportion of roofing or siding materials on each façade visible from a public street. This design objective may be accomplished through the use of different combinations or proportions of roofing or siding materials on each front façade, like-oriented façade and facing façade of single-family dwellings located on adjacent lots and visible from a public street. Simple variation in color scheme shall not be deemed sufficient.
 - **Staff Comment – Not Applicable. Superseded by Harmony PUD.**

f) Building Materials.

In order to create variation and interest in the built environment, all single family dwellings built in a single family subdivision in a Residential District (AG-SF1, AG-SF 1 I, SF1, SF-A, SF2, SF3, SF4 and SF5) shall be restricted in the use of roofing and siding materials on all façades as follows:

1. No single family dwelling shall utilize rolled roofing or tar paper as the visible final layer of roofing materials.
 - **Staff Comment – Not Applicable to DPR. To be reviewed at building permit stage.**
2. No single family dwelling shall utilize vinyl siding on more than twenty-five (25) percent (exclusive of window or door areas) of any façade.
 - **Staff Comment – Not Applicable. Superseded by Harmony PUD.**



g) Development Plan as Requirement for Primary Plat Approval.

Approval shall not be granted to any primary plat unless a development plan shall have been approved prior to or contemporaneous with the primary plat.

- **Staff Comment – COMPLIANT**
 - Comprehensive Plan Compliance: The proposed development shall be appropriate to the site and its surroundings based upon the recommendations contained in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”).
 - **Staff Comment – The Future Land Use Map in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as “New Suburban”. The residential component of the Proposal is consistent with the vision of the Comprehensive Plan.**
 - Street and Highway Access: The design and location of proposed street and highway access points shall minimize safety and hazards and congestion.
 - **Staff Comment – COMPLIANT**
 - Street and Highway Capacity: The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development
 - **Staff Comment – COMPLIANT**
 - Utility Capacity: The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development
 - **Staff Comment – COMPLIANT**
 - Traffic Circulation Compatibility: The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
 - **Staff Comment – COMPLIANT**
 - Wellhead Protection
 - **Staff Comment – The Property is not within a wellhead protection area.**
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Staff Recommendations:

1. Approve the following subdivision control waiver requests: 1) to reduce the centerline radius from 150' to 100'; 2) to reduce the driveway separation requirement from 75' to 30' for Lots 19, 42, 43, 46, 47, 49, 60, 61, 81 & 82; and 3) to reduce the alley width requirement from 20' to 18', with the following condition:
 1. That approval of the alley width reduction only be valid upon approval by the Indiana Fire Prevention and Building Safety Commission to vary the fire apparatus access road width requirement of the Indiana Fire Code, Section 503.2.1.
2. If the waiver requests are approved, then approve 1405-DP-11 & 1405-SPP-08 with the following conditions:
 1. That final approval of the landscaping plan be delegated to the Economic and Community Development staff; and,
 2. That all necessary approvals be obtained from the Westfield Public Works Department, the Hamilton County Surveyor's Office, and Citizens Westfield prior to the issuance of an improvement location permit.
3. If the waiver requests are not approved, then continue 1405-DP-11 & 1405-SPP-08 to the next APC meeting, because the plans will not be compliant with the subdivision control ordinance.

If any member has questions prior to the hearing, then please contact Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.